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10 Meadow Road, Barlaston, Stoke-On-Trent, Staffordshire, ST12 9EJ



Freehold £200,000

Bob Gutteridge Estate Agents are delighted to bring to the market this desirable semi detached home situated on an envious plot which allows for off road parking for several vehicles. This home is non traditional Cussin's style construction, however is accepted by many lenders such as Santander, Halifax and Nationwide to name a few. This spacious home offers the modern day comforts of Upvc double glazing along with gas central heating and in brief the layout comprises of entrance hall, spacious open plan lounge/diner, full width conservatory with an insulated room, modern fitted kitchen, utility room, downstairs shower room/WC and to the first floor are three generous bedrooms along with a first floor bathroom. Externally the property offers gardens to front and rear along with a garage. Internal Inspection Of This Home Is A Must !

ENTRANCE HALL

With composite double glazed frosted front access door, coving to ceiling, pendant light fitting, panelled radiator, ceramic tiled flooring with inset pattern tile, stairs to first floor landing, door to under stairs store and access to rooms including;



"L" SHAPED LOUNGE / DINER



LOUNGE AREA 4.11m x 3.94m (13'6" x 12'11")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, decorative dado rail, panelled radiator, Sky+HD connection point (Subject to usual transfer regulations), feature fireplace with inset coal effect gas fire and power points. Archway provides access to;



DINING AREA 3.18m x 3.00m (10'5" x 9'10")

With Upvc double glazed patio doors to rear with double glazed units to sides plus skylights, coving to ceiling, pendant light fitting, decorative dado rail, power points and access off to;



INSULATED HALF BRICK & UPVC DOUBLE GLAZED CONSERVA 6.35m x 4.06m (20'10" x 13'4")

With Upvc double glazed windows to sides and rear, Upvc double glazed patio doors to rear, spotlight fittings, modern wood effect flooring, two panelled radiators, Sky+HD connection point (Subject to usual transfer regulations) and power points.



MODERN FITTED KITCHEN 2.97m x 2.82m (9'9" x 9'3")

With Upvc double glazed window to rear, spotlight fittings, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard and drawer space, round edge work surface in granite effect with matching upstands, built in stainless steel sink unit with mixer tap above, four ring ceramic gas hob unit with extractor hood above, built in oven with grill above, space for American fridge/freezer, ceramic tiled flooring with inset pattern tile, power points and door leads off to;



UTILITY ROOM 2.31m x 1.96m (7'7" x 6'5")

With Upvc double glazed frosted rear access door, Upvc double glazed frosted window to rear, pendant light fitting, a range of base and wall mounted cream storage cupboards providing ample domestic cupboard and drawer space, plumbing for automatic washing machine, space for condenser dryer, granite effect round edge work surface, power points, ceramic tiled flooring and access off to;



GROUND FLOOR SHOWER ROOM 2.39m x 1.83m (7'10" x 6'0")

With Upvc double glazed frosted window to front, fully tiled in modern wall ceramics with inset decorative mosaic feature tile, ceramic tiled flooring, a modern suite comprising of low level WC, vanity glass sink unit with mixer tap above, corner glazed multi-jet shower enclosure with built in radio and panelled radiator.



FIRST FLOOR LANDING

With Upvc double glazed window to side, pendant light fitting, coving, door to built in airing cupboard and doors to rooms including;



BEDROOM ONE (REAR) 4.04m x 3.15m (13'3" x 10'4")

With Upvc double glazed window to rear, pendant light fitting, two bedside light fittings, panelled radiator and power points.



BEDROOM TWO 3.66m x 3.35m (12'0" x 11'0")

With Upvc double glazed window to front, coving to ceiling, pendant light fitting, panelled radiator and power points.



BEDROOM THREE 2.77m x 2.64m (9'1" x 8'8")

With Upvc double glazed window to front, pendant light fitting, panelled radiator and power points.



FIRST FLOOR BATHROOM 2.16m x 1.68m (7'1" x 5'6")

With Upvc double glazed frosted window to rear, fully tiled in modern white ceramic tiles, a white suite comprising of built in WC, vanity sink unit with matches storage cupboards, "L" shaped bath / shower unit with shower above, modern chrome towel radiator and grey wood effect flooring.



EXTERNALLY



FORE GARDEN

Bounded by garden brick walls with wrought iron works, brick paved pathways, artificial grassed area with mature conifers to borders and access to;



SIDE GARDEN

Bounded by concrete post and timber fencing along with garden brick walls with metal works, double metal gates provide vehicular access to a brick paved and tarmac driveway allowing for ample parking for several vehicles, access to a detached sectional garage and access to;



REAR GARDEN

Bounded by concrete post and timber fencing, mature conifers to borders, a Indian stone paved area provides ample patio and sitting space, Indian stone pathways, external lantern light fitting and power supply connected.



COUNCIL TAX

Band 'A' amount payable to Stafford Borough Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 70 C |
| 55-68 | D | | |
| 39-54 | E | 52 E | |
| 21-38 | F | | |
| 1-20 | G | | |

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday 9.00am - 5.30pm
 Saturday 9.00am - 4.30pm
 Sunday 2.00pm - 4.30pm

